

# Flathead County

## Planning & Zoning

1035 1st Ave W, Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210



### CONDITIONAL USE PERMIT APPLICATION<sup>1</sup>

Submit this application, all required information, and appropriate fee (see current fee schedule) to the Planning & Zoning office at the address listed above.

FEE ATTACHED \$ DOD.00

#### PROPOSED USE (as described in the Flathead County Zoning Regulations):

6.09.010 - Retail or personal service stores  
6.10.010 manufacturing      7.17.110 Rifle Range

#### OWNER(S) OF RECORD:

Name: Sonja ~~Rita~~ Richardo & Mary J Phone: 253-8880  
Mailing Address: 245 S Complex Drive  
City, State, Zip Code: Kalispell MT 59901-8643  
Email: \_\_\_\_\_

#### PERSON(S) AUTHORIZED TO REPRESENT THE OWNER(S) AND TO WHOM ALL CORRESPONDENCE IS TO BE SENT:

Name: Terry Kramer - Kramer Enterprises Phone: 257-0966  
Mailing Address: 102 Cooperative Way Suite 100  
City, State, Zip Code: Kalispell MT 59901  
Email: terry @ keimontana.com

261-5135

#### LEGAL DESCRIPTION OF PROPERTY (Refer to Property Records):

Street Address: 2902 Highway 93 N      S 24 T T29NR22<sup>W</sup> R 3INSE4SE4  
Subdivision Name: N/A      Tract No(s). \_\_\_\_\_ Lot No(s). \_\_\_\_\_ Block No. \_\_\_\_\_

#### 1. Zoning District and Zoning Classification in which use is proposed (EXAMPLE: Bigfork

Zoning District, SAG-5 zoning classification):

SAG-10

#### 2. Explain how the proposed use meets all of the required criteria below. ALL CRITERIA MUST BE DISCUSSED. If criteria are not applicable, please explain why. Attach drawings, additional text, site plans, and any other documents that will assist staff in reviewing the proposed use. The more information you can provide, the easier it is for staff to review the application. Please discuss:

<sup>1</sup> Revised: 06/24/10

**A. Site Suitability.**

The site is suitable for the use. This includes:

- (1) adequate usable space

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- (2) adequate access

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- (3) absence of environmental constraints

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**B. Appropriateness of Design.**

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

- (1) parking scheme

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- (2) traffic circulation

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- (3) open space

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- (4) fencing, screening

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(5) landscaping

(6) signage

(7) lighting

**C. Availability of Public Services and Facilities**

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer

(2) water

(3) storm water drainage

(4) fire protection

(5) police protection

(6) streets

**D. Immediate Neighborhood Impact**

The proposed use will not be detrimental to surrounding neighborhoods in general. Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation

(2) noise or vibration

(3) dust, glare or heat

(4) smoke, fumes, gas, or odors

(5) inappropriate hours of operation

3. The following proposed uses shall meet additional requirements, known as "Conditional Use Standards" as outlined in Chapter 4 the Flathead County Zoning Regulations and require consultation with a staff planner PRIOR to application submittal:

**4.01 Animal Hospitals, Kennels, Animal Shelters, Veterinary Clinics**

**4.02 Bed and Breakfast Establishments/Boarding Houses**

**4.03 Camp or Retreat Center**

**4.04 Caretaker's Facility in AG, SAG, and R-1 Districts**

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- 4.05 Cluster Housing Development in Residential Districts
- 4.06 Commercial Caretaker's Facility in B-2, B-3, I-1, I-1H, and I-2 Districts
- 4.07 Contractors Storage Yard in AG and SAG Districts
- 4.08 Day Care Centers- 13 or More Individuals
- 4.09 Electrical Distribution Stations
- 4.10 Extractive Industries
- 4.11 Family Hardship Dwellings
- 4.12 Manufactured Home Parks
- 4.13 Mini-Storage, Recreational Vehicle Storage
- 4.14 Motor Coach Subdivisions
- 4.15 Recreational Facilities (see also 7.17.040)
- 4.16 Temporary Uses

Consultation with Planner:


Date \_\_\_\_\_ Planner's Signature \_\_\_\_\_

**INSTRUCTIONS FOR CONDITIONAL USE PERMIT APPLICATION:**

1. Answer all questions. Answers should be clear and contain all the necessary information.
2. In answering question 1, refer to the classification system in the Zoning Regulations.
3. In answering questions 2 and 3, be specific and complete. Please use a separate sheet of paper to discuss the appropriate topics.
4. Copy of plot plan/site plan must be submitted with each application, with all existing or proposed structures shown, and distances from each other and from the property line. *If you are submitting a plan larger than 11x17 in size, please include 7 copies.*
5. A **Certified** Adjoining Property Owners List must be submitted with the application (*see forms below*). The list will be sent directly to the Planning & Zoning office, unless you request otherwise. This list is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.
  - *(The buffer should be 150 ft. for all areas with the following exceptions: Administrative Conditional Use Permits, standard Conditional Use Permits, and Planned Unit Development (PUD) applications within the Lakeside Zoning District require a 300 ft. buffer.)*

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*I hereby certify under penalty of perjury and the laws of the State of Montana that the information submitted herein, on all other submitted forms, documents, plans or any other information submitted as a part of this application, to be true, complete, and accurate to the best of my knowledge. Should any information or representation submitted in connection with this application be incorrect or untrue, I understand that any approval based thereon may be rescinded and other appropriate action taken. The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during the approval and development process.*

  
Applicant Signature

7-1-10  
Date

A. Site Suitability.

The site is suitable for the use. This includes:

(1) adequate usable space

See attached drawings. The site allows for the expansion addition of a parking, upgraded sewer system and open space.

(2) adequate access

There currently is a dedicated approach from US hwy 93 N that is used. This access has been in use for over 25 years.

(3) absence of environmental constraints

There are no environmental constraints. There are not any wetlands, steep slopes or waterways on site. To the best of knowledge and investigation there are not any buried tanks, or hazards material buried on site. Building sites are virtually flat.

B. Appropriateness of Design.

The site plan for the proposed use will provide the most convenient and functional use of lot. Consideration of design should include:

(1) parking scheme

See attached drawings the project meets the county standards for parking.

(2) traffic circulation

Traffic circulation meets Flathead county standards for parking and fire access.

(3) open space

The project is bordered on all four sides by open space.

(4) fencing, screening

Fencing is not required however some screening may be achieved through landscaping of shrubs and trees.

(5) landscaping

All open space is currently or will be landscaped. The intent of the project is to upgrade the property and obtain an attractive curb appeal for the public and clients of Sonju Industries. Clients of Sonju Industries are fortune 500 companies such as Raytheon and Boeing and they expect to see attractive sites and buildings. The setbacks along Hyw 93 will be landscaped, on the north and south setback will remain fairly intact as is keeping trees and grass that already exist and the west boarder along Northern Pines will be upgraded.

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(6) signage

Minimal signage is required and will be designed to complement the site and landscaping. Due to the setbacks required by MDOT no signage will be close to the roadway.

(7) Lighting

Parking lot lighting and building external building lighting will be designed to meet the dark skies criteria.

C. Availability of Public Services and Facilities

The following services and facilities are to be available and adequate to serve the needs of the use as designed and proposed:

(1) sewer

Public sewer is available on the opposite side of Hwy 93. County regulations could require this facility to tie into this system however there is a provision if the cost of tapping public system cost 3:1 of using or upgrading existing systems than it is not required to tap these services. It is approximately \$185,000 to bore, jack, and sleeve Hwy 93 thus well exceeding the 3:1 requirement. The current septic system will need to be upgraded to current county specifications and increased in size for the additional use( approximately \$30,000). As shown on the site plan there is adequate space to increase the drain field and add a replacement field that currently does not exist. This project will create a sewer system that meets or exceeds current county standards improving a system that is approximately 30 years old.

(2) water

The well on site is adequate for all water requirements. The building will be designed to not require fire sprinklers thus dramatically reducing the demand on water.

(3) storm water drainage

Storm water retention can and will be designed into the landscaping meeting all of Flathead County requirements and Montana DEQ requirements.

(4) fire protection

The property is within the West Valley Fire District

(5) police protection

Police protection is provided the Flathead County Sheriff's Department

(6) streets

The project is accessed by US Hwy 93 N.

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#### D. Immediate Neighborhood Impact

The proposed use will not be detrimental to surrounding neighborhoods in general.

Typical negative impacts which extend beyond the proposed site include:

(1) excessive traffic generation

The expansion will generate an additional 40 trips per day by employees and approximately 20 trips per day for the retail and range. The addition of 60 trips per day on US Hyw 93 North is negligible. MDOT's 2008 traffic count of HWY 93 just north of Reserve is 13,940 trips per day the adding of 60 trips per day is an increase of .0043%

(2) noise or vibration

The manufacturing portion of the project is clean and relatively a noise free operation. The expansion adds additional machining, the CNC machines that are used are all self contained and enclosed. The machining portion as you can see on the drawings is in the center of the building surrounded by a two story office complex. There will be negligible noise from the expansions. The rifle range that could produce unacceptable noise levels is to be built partially underground and full enclosed by concrete walls and roof. The design will incorporate sound mitigation and of course an emphasis on safety. The range is designed for law enforcement use and must meet federal standards for sound and safety.

(3) dust, glare or heat

The expansion will actually reduce dust and glare. The site currently has a gravel parking areas which will be replaced with paved parking and landscape. The glare from metal roofing that currently exists will be blocked by the expansion. There is not any equip[ment] that will produce any additional heat.

(4) smoke, fumes, gas or odors

The manufacturing portion of the project is a "clean" industry that does not produce smoke fumes gas or odors. The rifle range which does produce smoke and fumes must meet federal standards for mitigation. The range will be serviced by an intensive air handling system that includes HEPA filters. All air released will meet Federal Clean Air standards.

(5) inappropriate hours of operation

The hours of operation generally are 7AM – 6 PM. Any work outside of this is minimal with very few employees contained within the structures. No additional traffic or noise would interfere with the neighborhood. It must be noted that there are not any residences' adjacent too or within a close vicinity of the project.

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